



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

TO: BOARD OF SUPERVISORS

FROM: PLANNING COMMISSION SECRETARY

DATE: OCTOBER 13, 2016

SUBJECT: PLANNING COMMISSION ACTION REGARDING PROPOSED LAND USE ORDINANCE AMENDMENTS ADDRESSING RESIDENTIAL VACATION RENTALS IN THE ADELAIDA/WILLOW CREEK AREA OF THE COUNTY

The Planning Commission of the County of San Luis Obispo held a public hearing on October 13, 2016 to consider amending the Land Use Ordinance, Title 22 of the County Code, to add development standards for residential vacation rentals in the Adelaida/Willow Creek area. The proposal would amend Land Use Ordinance sections 22.06.030 (Table 2-2, Allowable Uses) and 22.80.030 (Definitions) and add a new section 22.30.510 (Residential Vacation Rentals). The Planning Commission, at the conclusion of the public hearing, adopted findings for the amendments and recommended them for approval. The Planning Commission made changes to the proposed ordinance amendments as follows:

1. Modified Section 22.30.510 first paragraph as follows:
 - a. Changed the tenancy requirement from 4 per month to 1 every 7 days.
2. Modified Section 22.30.510b.ii (Location) as follows:
 - a. Changed the 1,500 foot minimum separation distance to apply between vacation rental homes, rather than parcels.
3. Modified Section 22.30.510b.iii (Temporary Events) as follows:
 - a. Reduced the amount of time for owners of existing vacation rentals with temporary events to request the required land use permits from 18 months to 6 months.
4. Modified Section 22.30.510b.viii (Signs/Adverting) as follows:
 - a. Added a requirement that “all advertising shall include the TOT certificate number.”
5. Modified Section 22.30.510b.xiv (Effect on existing residential vacation rentals) as follows:
 - a. Changed the timeframe for existing vacation rentals to obtain required approvals (zoning clearance, business license, and TOT certificate) to 120 days “or prior to the expiration a valid business license.”

The ordinance amendments, as recommended by the Planning Commission for approval to your Board, are attached to this transmittal letter.

Attachment 1

The San Luis Obispo County Planning Commission recommends to the Board of Supervisors of the County of San Luis Obispo, State of California, approval of Land Use Ordinance amendment LRP2015-00017 as shown in Exhibit C based on the recommended findings.

On the motion of Jim Irving, seconded by Eric Meyer, and on the following roll call vote, to wit:

AYES: Commissioners Jim Irving, Eric Myer, James Harrison, Don Campbell, and Kenneth Topping

NOES: None

ABSENT: None